



DESOTO COUNTY PLANNING COMMISSION
ORDER OF ITEMS
June 28, 2012
6:30 p.m.

1. Call to Order
2. Invocation
3. Roll Call
4. Approval of Minutes – May 3, 2012 and June 7, 2012

NEW BUSINESS

Minor Lots

Lee Forest Minor Lot (6849) – Application is for final subdivision approval of one (1) lot of 3.92 acres. Subject property is located on the east side of Malone Road and north of Byhalia Road in Section 35, Township 2, Range 7 and is zoned Agricultural-Residential (A-R). (District 5)

Daniels Tract Minor Lot (6850) – Application is for final subdivision approval of two (2) lots of 3 acres each. Subject property is located on the north side of Wheeler Road and west of Highway 51 in Section 12, Township 4, Range 8 and is zoned Agricultural (A). (District 5)

Other Items:

1. Steering Committee Meeting: I-69/I-269 International Trade Corridor Study

The DeSoto County Planning Commission met at 6:30 p.m. on Thursday, June 28, 2012 in the Third Floor Board Room of the Administration Building of DeSoto County located at 365 Losher Street, Hernando, MS. Commissioners present included: Len Lawhon, Randy Jones, Julius Cowan, Charles McNemar, James Oliver, Joe Forsythe, Joan Robertson, Jeanne Shannon, Greg Ryan, Steve Reeves, David Arnett, and Wade Carter. Planning Commission staff present included Ted Garrod, Gina Tynan, Ashley Hendricks and Mr. Jody Neyman, DeSoto County Attorney.

After the invocation and roll call, Chairman Robertson asked if there were any necessary additions to or deletions from the Minutes of the Planning Commission meeting held on May 3, 2012 and the Steering Committee meeting held on June 7, 2012. Hearing none, Mr. Ryan made a Motion to approve the minutes as presented. Ms. Shannon seconded the Motion. The Motion was passed by a unanimous vote.

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Daniels Tract Minor Lot (6850) – Application is for final subdivision approval of two (2) lots of 3 acres each. Subject property is located on the north side of Wheeler Road and west of Highway 51 in Section 12, Township 4, Range 8 and is zoned Agricultural (A). (District 5)

Ms. Gina Tynan presented the applications for the Lee Forest Minor Lot and Daniels Tract Minor Lot. She stated the application Lee Forrest Minor Lot is for final subdivision approval of one (1) lot of 3.92 acres and the application Daniels Tract Minor Lot is for final subdivision approval of two (2) lots of 3 acres each.

Ms. Robertson asked if there was anyone present to speak for or against the application. No one was present.

Mr. Arnett made a Motion to approve the Lee Forest Minor Lot and Daniels Tract Minor Lot applications subject to staff recommendations, dedication of road right-of-way, and Health Department approval. Mr. Ryan seconded the Motion. The Motion was passed by a unanimous vote.

Other Items:

1. Steering Committee Meeting: I-69/I-269 International Trade Corridor Study

Ms. Emily Crow with McBride Dale Clarion presented the draft annotated outline of the Stewardship Plan for the I-69/I-269 International Trade Corridor. She stated the consultants hope to have a final document ready in November for review of the Steering Committee.

Mr. Ryan asked if there are any preliminary rezoning plans by the municipalities that can be obtained by the Planning staff. Ms. Tynan stated Planning staff does have access to

those documents and that some of the uses on the overlays are more intensive or not as consistent with uses by the County. She stated Planning staff hopes to share the plan with municipalities and see how it compares with their plans.

Mr. Ryan stated that the need for resources in the County needs to be addressed. He stated he has met with large industrial companies and there is not as much interest in the west side of the County due to the lack of infrastructure. Ms. Tynan stated if development continues as it has in the past, there is not going to be the large parcels develop on the east side of the County.

Mr. Lawhon stated he feels that the assessment of the infrastructure of the study area is one of the most important parts of the Corridor Study. Ms. Crow stated the challenge for the consultants is to get all the pieces in place so that the plan has a clear cut story to tell.

Mr. Carter stated he would like to see port removed from the River Delta sector and industrial added.

Ms. Crow presented the next steps in the process. She stated there will be a public meeting on July 19, 2012. She then stated following the public meeting, there will be a Steering Committee meeting on August 2, 2012 to recap the information gathered at the public meeting.

Mr. Oliver stated staff should invite bank managers to the public meeting on July 19, 2012.